



CITY OF BRAZIL

Office of Planning and Zoning/Code Enforcement

*A. Ann Bradshaw, Mayor
Karen McQueen, Clerk-Treasurer*

*203 East National Avenue
Brazil, Indiana 47834
Phone: (812) 443-2221
Fax: (812) 446-0337*

City of Brazil Board of Zoning Appeals Regular Meeting July 5, 2010 at 6:00 p.m.

PRESENT:

**JASON GIBBENS, PRESIDENT
MATTHEW S. HUBER, SECRETARY
ROBERT KULOW
VEDA BUSSING
MATT POLLUM**

Planning administrator Stacy Gibbens and city council member Pat Heffner were also present.

I. In the case involving the placement of a trailer at 7933 N. Co Rd 150W the petitioner withdrew his/her request due to the property owner's lack of promised improvements to the land and the lack of a septic system. This was reported to the ZAB (zoning appeals board) by Stacey Gibbens.

II. The case involving the placement of a trailer at 118 N. Davis St was next.

The Johnston family was present and made their case requesting the ZAB for an exception and allow them to place a trailer on the property.

Bob Kulow eloquently expressed his views as to why a trailer should not and cannot be placed on the property.

Mr. Johnston retorted that a trailer had been on the land sometime in the distant past.

Jason Gibbens pointed out that city ordinance forbids the placing of a trailer and that such an ordinance has been in place for 22 years.

Matt Huber exclaimed we need to follow the established ordinance and really cannot make exceptions to the city law.

Jason Gibbens informed the Johnstons that if they did not like the ruling they have the option of appealing to the circuit court.

Veda Bussing told the family it is much more difficult to sell a mobile home than it is a stick built home and made mention of the depreciation negative which goes along with such dwellings.

We all suggested the family look into buying or renting one of the many nice homes here within Brazil, but the Johnstons said they favor trailers.

The ZAB voted unanimously in favor of denying the request to allow a trailer at the Davis St. site.

The Johnstons appeared disappointed with the board's vote. Options were suggested to them including locating at the Latta Mobile Home Park in Seelyville.

Mr. Everett Burkhardt, longtime Brazil citizen of the Davis St. neighborhood, was recognized and asked by Matt Huber if he had a request or statement to make to the ZAB. He told the board he was concerned about a precedent being set if we had allowed the trailer to come into the neighborhood. He appeared pleased with the board's vote.

Jason Gibbens asked the members if September 7th was open for our next meeting. The date was fine with the board.

The July 5th meeting was then dismissed.

Respectfully submitted by ZAB secretary Matt Huber